



## Gylden Close, Hyde, SK14 4UN

**Offers over £290,000**

This three bedroom semi-detached property is offered for sale with no vendor chain and occupies a pleasant cul-de-sac position within a sought-after residential development just off Matley Lane in Hyde, making it an excellent opportunity for buyers seeking a straightforward purchase. The location is particularly appealing, being close to a range of local shops, schools and amenities, as well as excellent transport links, while also offering access to nearby open greenery and scenic walks, ideal for those who enjoy the outdoors.

The accommodation is well laid out and provides comfortable living space throughout. An entrance hall leads into a welcoming lounge which is open plan to the dining room, creating a bright and versatile living and entertaining area. The dining space flows through to the kitchen, offering a practical arrangement suited to modern day living with scope for personalisation if desired.

To the first floor, there are three well-proportioned bedrooms, all benefiting from good natural light and offering flexibility for family use, guest accommodation or a home office. A family bathroom completes the first floor accommodation.

Externally, the property enjoys a lawned garden to the front along with a driveway to the side providing off-road parking. To the rear is a private enclosed garden featuring a paved patio and lawned area, ideal for outdoor dining, relaxing or entertaining.

With no vendor chain, access to nearby green spaces and a desirable residential setting, this property represents an excellent opportunity for a wide range of buyers.



## GROUND FLOOR

### Hall

Door to front, stairs leading to first floor, door leading to:

### Lounge

13'9" x 11'8" (4.20m x 3.56m)

Double glazed window to front, feature fireplace with inset living flame effect fire, radiator, open plan to:

### Dining Area

8'11" x 7'2" (2.73m x 2.18m)

Radiator, double glazed sliding patio door opening to rear garden, open plan to:

### Kitchen

8'11" x 7'3" (2.73m x 2.21m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

12'10" x 8'4" (3.92m x 2.54m)

Double glazed window to front, radiator.

### Bedroom 2

10'6" x 8'4" (3.21m x 2.54m)

Double glazed window to rear, radiator.

### Bedroom 3

9'7" x 6'1" (2.91m x 1.85m)

Double glazed window to front, radiator.

### Bathroom

Three piece suite comprising, bath with shower attachment over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

## OUTSIDE

Lawned garden to the front with driveway to the side. Enclosed garden to the rear with paved patio area and lawn with mature planted trees and borders.

## DISCLAIMER

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verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/herself of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 64.0 sq. metres (689.0 sq. feet)

